

1 HOLLY S. PARKER (SBN 10181)
2 RYAN W. LEARY (SBN 11630)
3 LAXALT & NOMURA, LTD.
4 9600 Gateway Drive
Reno, Nevada 89521
T: (775) 322-1170
F: (775)322-1865
5 Attorneys for *Defendant*
6 *HIGHLAND RANCH HOMEOWNERS ASSOCIATION*

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COUNSEL/PARTIES OF RECORD	
NOV 28 2017	
CLERK US DISTRICT COURT DISTRICT OF NEVADA	
BY: _____	DEPUTY

7 UNITED STATES DISTRICT COURT

8 DISTRICT OF NEVADA

9 NATIONSTAR MORTGAGE LLC,

Case No.: 3:16-cv-00638

10 Plaintiff,
11 vs.

STIPULATION AND ORDER TO
EXTEND DATE BY WHICH
HIGHLAND RANCH HOMEOWNERS
ASSOCIATION SHALL HAVE TO
ANSWER OR OTHERWISE
RESPOND TO COMPLAINT

12 RAVENSTAR INVESTMENTS, LLC;
13 NICHOLAS HEATHMAN; HIGHLAND
14 RANCH HOMEOWNERS ASSOCIATION; and
15 GAYLE A. KERN & ASSOCIATES, LTD.,
d/b/a KERN & ASSOCIATES, LTD.,

(SECOND REQUEST)

16 Defendants.

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18 Plaintiff, Nationstar Mortgage, LLC ("Nationstar") and Defendant, Highland Ranch
19 Homeowners Association ("Highland Ranch"), by and through their respective counsel, stipulate
20 as follows:

21 Nationstar filed a Complaint on November 7, 2016, therein naming Highland Ranch
22 Ravenstar Investments, LLC ("Ravenstar"), and other Defendants. (ECF No. 1.) On March 23,
23 2017, the Court entered an order staying this case based on a stipulation filed by the parties.
24 (ECF No. 45.) Under the terms of the order (ECF No. 45), all pending motions, including
25 Highland Ranch's motion to dismiss Nationstar's claims (ECF No. 19), were deemed withdrawn,
26 subject to re-filing after the stay was lifted. On August 15, 2017, the Court lifted the stay in light
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1 of the U.S. Supreme Court's denial of writ of certiorari in *Bourne Valley Court Trust v. Wells*
2 *Fargo, N.A.* (ECF No. 50).

3 Shortly after the stay was lifted, the parties discovered Ravenstar filed for bankruptcy.
4 Thereafter, on September 12, 2017, Ravenstar filed a notice of bankruptcy (ECF No. 52). On
5 September 20, 2017, Nationstar filed a status report to address the bankruptcy issues (ECF No.
6 55). On October 3, 2017, Highland Ranch filed a request for status conference to address the
7 bankruptcy issues (ECF No. 58). A status conference has not yet been scheduled. To allow the
8 parties to further assess the impact of Ravenstar's bankruptcy (and the related automatic stay) on
9 Highland Ranch HOA's response to Nationstar's Complaint, the parties filed a stipulation (ECF
10 No. 60) to extend the time for Highland Ranch's response to the Complaint until November 10,
11 2017 (ECF No. 1). On October 13, 2017, the Court granted the stipulation for extension (ECF
12 No. 61).

13 The parties are still investigating the status of the bankruptcy proceedings and understand
14 there is briefing pending in those proceedings that may further impact the claims pending in this
15 case. To allow for this continuing investigation, the parties stipulate to allow Highland Ranch an
16 additional forty days, or until December 20, 2017, to answer or other response to Nationstar's
17 Complaint (ECF No. 1). In light of the bankruptcy issues, good cause exists to extend the time
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1 for Highland Ranch's response. Subsequent to the lifting of the stay, the Court granted one prior
2 extension for Highland Ranch's response to Nationstar's Complaint (ECF No. 61).

3 **IT IS SO STIPULATED.**

4 Dated this 8th day of November, 2017.

5 AKERMAN LLP

6 By /s/ Karen Whelan

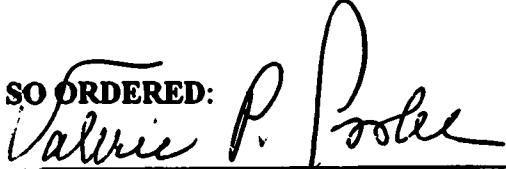
7 MELANIE D. MORGAN (SBN 8215)
8 REBEKKAH B. BODOFF (SBN 12703)
9 KAREN WHELAN (SBN 10466)
10 1160 Town Center Drive, Suite 330
Las Vegas, Nevada 89144
11 Attorneys for Plaintiff Nationstar
Mortgage LLC

Dated this 8th day of November, 2017.

LAXALT & NOMURA, LTD.

By 
HOLLY S. PARKER (SBN 10181)
RYAN W. LEARY (SBN 11630)
9600 Gateway Drive
Reno, Nevada 89521
Attorneys for Defendant
Highland Ranch Homeowners
Association

12 **IT IS SO ORDERED:**

13 
14 United States Magistrate Judge

15 Dated: November 28, 2017

CERTIFICATE OF SERVICE

Pursuant to Federal Rule of Civil Procedure 5(b), I certify that I am an employee of Laxalt & Nomura, Ltd. and not a party to, nor interested in, the within action; that on the 8th day of November, 2017, a true and correct copy of the foregoing **STIPULATION AND ORDER TO EXTEND DATE BY WHICH HIGHLAND RANCH HOMEOWNERS ASSOCIATION SHALL HAVE TO ANSWER OR OTHERWISE RESPOND TO COMPLAINT (SECOND REQUEST)** was filed electronically through the Court's CM/ECF electronic notice system to the attorneys associated with this case.

9 Melanie D. Morgan, Esq.
10 Rebekkah B. Bodoff, Esq.
11 Karen Whelan, Esq.
12 AKERMAN LLP
13 1160 Town Center Drive, Suite 330
14 Las Vegas, NV 89144
15 *Attorneys for Plaintiff Nationstar*
16 *Mortgage LLC*

**James M. Walsh
WALSH BAKER ROSEVEAR
9468 Double R Boulevard, Suite A
Reno, NV 89521**

*Attorneys for Ravenstar Investments, LLC
and Nicholas Heathman*

15 Gayle A. Kern
16 Karen M. Ayarbe
17 KERN & ASSOCIATES, LTD.
18 5421 Keitzke Lane, Suite 200
19 Reno, NV 89511
20
21 *Attorneys for Gayle A. Kern & Associates,
22 Ltd. dba Kern & Associates, Ltd.*

Kevin A. Darby
Tricia M. Darby
DARBY LAW PRACTICE, LTD.
4777 Caughlin Parkway
Reno, NV 89519
*Bankruptcy Counsel for Ravenstar
Investments, LLC*

Kathie Martin
KATHIE MARTIN